

REPORT OF THE TRUSTEES FOR THE YEAR ENDING 31ST MAY 2023

The Philip King Homes was set up in 1974 by Mrs. Alice Maud King, known as Susie King. The object of the Trust is "To provide refuge or residential or holiday accommodation for persons in need or distress or elderly gentlefolk suffering financial hardship who require a period of rest or convalescence".

Trustees who served during the year were:

Mrs Anne Ireland (Chairman)
Ms Margot Green
Mr Steve McCann
The Rev'd Bill Warren

The Trust owns four flats in Croydon, which are rented to tenants selected by the Trustees. The Trust owns long leases and a share of freehold in common with other leaseholders of each respective block of flats. Rents are subsidised and are charged at the discretion of the Trustees. In view of the pressures of the continuing high cost of living on tenants' restricted incomes, the Trustees have again decided to leave rents unchanged from 2022. The Trust funds all service charges, repairs and maintenance and redecoration for their tenants. The selection of tenants is at the Trustees' discretion. Most tenants are long-term and the Trustees would only expect to end tenancies when tenants either become unable to cope with independent living, wish to move out of the area or on death.

Sadly, Danny Bowes, the tenant of the flat at 164 Chichester Road, died in October 2022. The Trustees decided to put the flat on the market for sale. At the year-end, a sale had been agreed but contracts had not been exchanged. The agreed selling price was £13,000 lower than the value of the flat held in the Balance Sheet at the previous year-end, and the 2023 Balance Sheet reflects this reduction in value. The Trustees have reviewed the valuation of the other flats in the Balance Sheet at the year-end date and consider that they are fairly represented at current market values.

In addition to rents from the flats the Trust has agricultural income from approximately 68 acres of farmland in Kidlington, Oxfordshire for which the Trust owns the freehold.

Discussions between the Trust, its advisors and its appointed promoter, Barwood Development Securities Ltd continue with Cherwell District Council over the allocation of the Trust's land for housing. A planning application was submitted in April 2023 for housing, but has yet to be approved. The County Highways report on the effect of the increased traffic of the various developments in the Cherwell District has still to be received, and planning permission will not be granted until this report has been received and considered. The Trustees continue in their opinion that until firm planning permission has been achieved for house-building on the Trust's land, its value remains highly speculative. The valuation of the land in the Trust's Balance Sheet therefore remains unchanged at £1,000,000.

During the year the Trust made an operating surplus of £45,148 (2022: £21,968). The increase was primarily due to the increase in interest rates on the Trust's deposits with the Charities Official Investment Fund deposit account. Interest income increased from £1,292 in 2022 to £19,466 in 2023. Agricultural income also increased in 2023 as a result of the BPS scheme.

The Trust retains accumulated income on deposit. Until the outcome of the planning application is known, the Trustees have agreed to make no further purchases of flats.

Signed: *Aime Ireland*

Date: *13/10/23*

INDEPENDENT EXAMINER'S REPORT

Report to the Trustees of The Philip King Homes on the accounts for the year ending 31st May 2023 set out on pages 3 and 4.

The charity's Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 145 of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011,
- to follow all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act and
- to state whether particular matters have come to my attention.

My examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

I have completed my examination. I confirm that no material matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements to:
 - keep accounting records in accordance with section 130 of the Charities Act; and
 - prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities (Accounts and Reports) Regulations 2008have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *C Mead*

Date: *13/10/23*

Name: *Christopher Mead*

Address: *Key Largo
Church Road
Orpington
OR6 7SW*

THE PHILIP KING HOMES
REGISTERED CHARITY NO: 267458

ACCOUNTS FOR THE PERIOD ENDED 31st MAY 2023

INCOME AND EXPENDITURE ACCOUNT

| <u>2022</u> | | <u>2023</u> | <u>2023</u> |
|--------------------|---|--------------------|--------------------|
| | INCOME: | | |
| 34,035 | Gross rentals from properties | 30,060 | |
| 2,247 | Agricultural income and wayleaves | 8,686 | |
| 1,292 | Interest on cash deposits | 19,466 | |
| 0 | Compensation from HMRC re late refund | 50 | |
| <u>37,574</u> | | | 58,262 |
| | EXPENDITURE: | | |
| 6,514 | Rental property service charges & maintenance | 5,855 | |
| 3,406 | Letting agents fees | 2,973 | |
| 0 | Post-tenancy costs - 164 Chichester Road | 1,957 | |
| 969 | Oxford Land Agents' fees and expenses | 1,389 | |
| 4,592 | Professional fees | 880 | |
| 25 | Bank charges | 60 | |
| 100 | Sundry | 0 | |
| <u>15,606</u> | | | 13,114 |
| <u>21,968</u> | SURPLUS FOR THE YEAR | | <u>45,148</u> |
| 0 | Unrealised loss on freehold valuation | | (13,000) |
| <u>21,968</u> | SURPLUS AFTER UNREALISED LOSSES | | <u>32,148</u> |

THE PHILIP KING HOMES
REGISTERED CHARITY NO: 267458

BALANCE SHEET AS AT 31st MAY 2023

| <u>2022</u> | | <u>2023</u> | <u>2023</u> |
|--------------------|---|--------------------|--------------------|
| | <u>Fixed Assets</u> | | |
| | <u>Property</u> | | |
| 1,000,000 | Freehold land at Kidlington, Oxford | | 1,000,000 |
| | <u>Leasehold flats (with share of freehold):</u> | | |
| 230,000 | 15 Fairhaven Court | 230,000 | |
| 250,000 | 72 Bardsley Close | 250,000 | |
| 253,500 | 8 Coverdale Gardens | 253,500 | |
| 248,000 | 164 Chichester Road | 235,000 | |
| <u>981,500</u> | | | <u>968,500</u> |
| <u>1,981,500</u> | Total Fixed Assets: | | <u>1,968,500</u> |
| | <u>Current Assets and Liabilities</u> | | |
| | <u>Balances at bank:</u> | | |
| 705,696 | Charities Deposit Fund | 764,162 | |
| 31,114 | Bank Current A/c | <u>19,050</u> | |
| <u>736,810</u> | | | 783,212 |
| 5,107 | Sundry debtors and prepayments | | 2,733 |
| (1,358) | Sundry creditors | | (238) |
| <u>740,559</u> | Total Net Current Assets: | | <u>785,707</u> |
| <u>2,722,059</u> | <u>TOTAL NET ASSETS</u> | | <u>2,754,207</u> |
| | <u>REPRESENTED BY:</u> | | |
| 230,520 | General Fund | | 275,668 |
| 2,491,539 | Property Fund | | 2,478,539 |
| <u>2,722,059</u> | | | <u>2,754,207</u> |